

**Business Meeting Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: November 18, 2004 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

**MANCHESTER PLANNING BOARD
BUSINESS MEETING
Thursday, November 18, 2004 – 6:00 p.m.
City Hall, Third Floor, Aldermanic Chambers**

I. ADMINISTRATIVE MATTERS (See enclosed):

1. Approval of the Minutes of Meetings on October 21, October 27 and November 4, 2004.

II. REGULATORY MATTERS:

2. S-46-2004 Property located on Allard Drive, an application to consolidate and subdivide existing parcels into two lots – Allard Family LC
Public Hearing Held: 10/21/2004 [Staff Report Enclosed]
3. SP-21-2004 Property located at 661 Bell Street, an application for site plan approval for the construction of a 36 unit handicap accessible apartment building – Valley Vista, LLC
Public Hearing Held: 09/08/2004 & 10/14/2004 [Staff Report Enclosed]
4. SP-22-2004 Property located at 291 Shasta Street, an application for site plan approval for the construction of a two story building with a total of 27,113 sq. ft. of space for retail/wholesale use – Freeplay, LLC
Public Hearing Held: 10/14/2004 [Staff Report Enclosed]
5. SP-24-2004 Property located on Perimeter Road (TM 721, Lot 17E), an application for site plan approval of a 30,800 sq. ft. building to be developed with six (6) airplane hangers – Aero-Hex Association
Public Hearing Held: 10/14/2004 [Staff Report Enclosed]
6. SP-26-2004 Property located on Allard Drive, an application for construction of an 11,651 sq. ft. warehouse/office addition, and a 2,040 sq. ft. garage for Ray the Mover –

Allard Family LC
Public Hearing Held: 10/21/2004

[Staff Report Enclosed]

7. PD-06-2004 SP-17-2004 Property located at 915 S. Mammoth Road, an application to create a planned development, and for site plan approval for construction of three (3) self-storage buildings containing a total of 9,000 sq. ft. on a consolidated lot that contains two (2) commercial buildings – Verres Financial Corp.
Public Hearing Held: 10/14/2004 & 11/04/2004 [Staff Report Enclosed]
8. CU-28-2004 Property located at 915 S. Mammoth Road, an application for a conditional use permit for a reduction from the required number of parking spaces – Verres Financial Corp.
Public Hearing Held: 10/14/2004 & 11/04/2004 [Staff Report Enclosed]

III. OTHER BUSINESS ITEMS:

9. Letter and plans from Stabile Companies, new owner of an approved single family planned development on land located on Bicentennial Drive.
10. Discussion with Waterford Development of conceptual plans for development of a 112-acre tract located at the easterly end of Countryside Boulevard.
11. Application by George Karoutsos for voluntary merger of two contiguous parcels (three tracts) at 395 and 407-409 Shasta Street, Tax Map 291, Lots 33 and 34.

The merger of these two lots will result in more than one principal structure occupying a single lot. The applicant sought relief from Section 5.08 of the Zoning Ordinance and was granted a variance for same on October 7, 2004 from the Zoning Board of Adjustment. (See attached decision.)

12. Any other business items from Staff or Board.